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Historic Preservation Policy & Plan

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VOLUME I

HISTORIC PRESERVATION POLICY AND PLAN

Prepared For

CITY COUNCIL

and

HISTORIC PRESERVATION COMMISSION

City of San Buenaventura

August 1979

Second Edition
Revised

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P R E F A C E

This document is a Historic Preservation Policy Statement prepared for the Historic Preservation Commission and City Council. The purpose of the document is to provide, in one place, insight into the policies, procedures and activities that are, or could be conducted, by the City to preserve its historic heritage. The report is in two Volumes, as follows:

Volume I

Section I is a nuts and bolts approach to surveying what remains of the City's historic and architectural history. A pilot survey was conducted of the Downtown and Avenue communities, and the results of that survey are included as Appendix I.

Section II discusses various preservation techniques that may be employed on behalf of historic preservation. Some of these techniques are already being used, while others are offered for future consideration.

Section III is an evaluation of our past performance, and a discussion of issues and answers needing to be addressed. This section sets forth a strategy for the Historic Preservation Commission to follow.

Volume II

This is a narrative history of the City's development. The discussion sets into perspective the basis for preserving specific sites, buildings and areas. Oftentimes, preservationists can become so enamored with a building for its architectural merits alone that the historical significance is forgotten. Furthermore, an in-depth narrative history of the City has never before been researched to the extent of this report.

INTRODUCTION

There are many reasons why cities should preserve their historical heritage. The Historic Preservation Element Guidelines, published by the State of California, Office of Planning and Research, stated these reasons eloquently.

"The reuse of the built environment has become not only desirable, but necessary. Preservation, in this context, has evolved as a viable approach to revitalizing our towns and cities.

"Communities across the nation are reviving economically and psychologically by employing preservation techniques. Citizens are discovering that their streets and homes are culturally significant and pleasant places to live, and they are enjoying their part as participants and guardians of their environment. Small projects have revived whole streets; larger programs have revived entire communities. Sentiment and experience alike direct us to revalue the environment and reevaluate habits...."

There are cultural benefits to historic preservation.

"If the work of the past has been respected, we might expect that our own efforts will survive. Familiar landmarks establish a sense of permanence and well-being. If we can see and touch older building materials or examples of lost craft skills, we may learn to like the work of another time and take more care that such treasures are preserved as surely as other nonrenewable resources...."

"The psychological benefits of "feeling at home" are as real and as important as the educational or aesthetic values of historic preservation. Surviving cultural resources establishes that a town has had a life of its own...."

"We discover that our own place in time has a special character we have only begun to know and that our interest in its still hidden traits has suddenly grown. We see our place once again as something important to us as part of our meaning...."

There are economic benefits to historical preservation.

"While cultural benefits are crucial in the historic preservation program, the economic benefits make preservation programming more attractive. Rehabilitated and protected historic sites and districts acquire prestige and distinction; the property is more valuable and, in fact, is reflected in resale value.

"Following the success of Ghirardelli Square and Jackson Square in San Francisco, an increasing number of communities are turning to historic preservation and compatible sign controls in older core areas and commercial districts. Shoppers, business people and professionals are attracted by the closer, warmer feeling of older business blocks, and rental spaces increase in value along with retail sales.

"In the time of diminishing resources, expensive building materials and rising construction costs, recycling older structures is gaining credibility and popularity as more cost-effective. Despite heavier code compliance requirements and new seismic safety standards, reuse, rehabilitation and restoration of existing structures often can be cheaper and the value returned per square foot greater.

"Preservation has created new jobs, new careers, new industries and new products to supply and support preservation activity. The economic benefits of historic preservation are attracting increasing notice."

There are social benefits to historic preservation.

"Historic preservation is a reinvestment in neighborhoods often considered by many to be of little worth. A neighborhood thought to have a limited future may attract blight and crime. The residents' interest and upkeep declines and their own sense of worth suffers. This downward spiral might be reversed... through historic preservation."

There are planning benefits to historic preservation.

"Knowledge of the community's past helps in understanding merging patterns and future expectations. In fully built communities, preservation planning may become, in fact, the most realistic approach to reviving and maintaining the viability of the city. A greater knowledge of the community's cultural resources provides a stronger base for better planning and more informed decision-making.

"In the end, everyone benefits. Historic preservation planning makes for a better community by stressing positive community attributes. By providing assurance that the special sense of place will survive, the people are given reason to commit their own futures to the community."

The City has Long Recognized the Important Benefits of Historic Preservation. Goal No. 22 adopted by the City Council on December 18, 1972, is to "promote San Buenaventura's historical past and preserve historically significant structures and landmarks." The Comprehensive Plan Advisory Committee recommended in 1973 that a special group be appointed by Council to advise Council on historical preservation matters. That group, formed July 1973, is now the Historic Preservation Commission.

But, even prior to the Commission's organization, the City considered various plans and proposals to capitalize on Ventura's heritage. Heritage Ventura, submitted to the Redevelopment Agency in 1973, was a master plan for revitalizing the Downtown along historical theme guidelines.

Another significant policy statement adopted by Council was the historic designation attached to the Downtown and portions of the Avenue communities' General Plan. According to the policies and resolutions of the Land Use Element, a "H" suffix added to any General Plan Land Use Designation denotes a historical classification indicating that the City wishes to preserve the historical character of the area.

BUT MORE IMPORTANT THAN WORDS, THE CITY HAS TAKEN ACTION ON BEHALF OF HISTORIC PRESERVATION. In 1966, the City conducted an archaeological excavation in association with the Redevelopment Project Area on the Promenade. This excavation discovered the Indian Village of Shishalop. Another archaeological excavation and preservation program took place in Mission Plaza Park, where a 10-room adobe foundation was discovered.

Between 1971-1974, the City restored the Olivas and Ortega adobes. The Ortega Adobe is a State point-of-interest. The City has also purchased the San Miguel Chapel Site and the vacant property immediately adjacent to it for use as an interpretive center. San Miguel is listed on the National Register of Historic Places.

The biggest undertaking to date is the Mission Archaeological Dig. The archaeological excavation and interpretive building are becoming a focal point for future revitalization of the Downtown. The Archaeological Dig, together with Valdez Alley, Mission Water Filtration Plant, the Ventura County Historical Museum (which is built on City property leased to the museum for 99 years at \$1.00 per year), and Figueroa Mall have influenced the character of the Downtown area.

The City has shown its commitment to historic preservation through words and action. However, the Historic Preservation Policy and Plan is necessary if we are to critically evaluate what has been accomplished and how we might better attain future objectives.

SECTION IV

POLICY GUIDELINES AND PROGRAM RECOMMENDATIONS

POLICY GUIDELINES AND PROGRAM RECOMMENDATIONS

Priority I

1. The Commission should evaluate City owned historic resources, including the San Miguel Chapel site, to determine how these resources should be interpreted and operated.
2. The Commission should select from the inventory of structures in the Downtown and Avenue communities, specific structures for landmark or point of interest designation, including possible oil related features on the Avenue.
 - a. Commission members should be responsible for all research of landmarks and point of interest features. In making nominations, the Commission should specify significant interior and exterior details to be preserved.
 - b. The Commission should determine which landmarks ought to be nominated to the National Register, and upon recommendation of the Commission and approval of the City Council, should submit these nominations to the State Office of Historic Preservation for inclusion on the National Register of Historic places.
 - c. The Commission should clarify the types of alterations considered to be "normal maintenance and repair" that are exempt from the 180 day notification period outlined in the Ordinance Codes Section 1343.7 .
 - d. The Commission should adopt a statement which clarifies the intent of the 180 day notification period so that the 180 day waiting period would not be imposed in cases were the Commission has reviewed and approved proposed changes to a landmark and determined that they are in keeping with the historic and architectural character of the structure.
 - e. The Commission should inform the Building and Safety and Planning Divisions of all historic landmark designations and structures listed on the inventory so that these divisions can keep the Commission advised of any proposals affecting the structures.
 - f. The Housing Preservation Program should pay particular attention to the types of improvements made to assisted structures in the Avenue and Downtown communities to avoid incompatible and misguided improvements which would destroy the character of this older housing stock.
3. The City, as part of the General Plan Amendment and Annexation Study of the Avenue community, should begin to study alternatives for preserving the Ventura Avenue Victorians that are identified in the Survey of the Avenue Community. In addition, the Commission should evaluate other structures and neighborhoods within the Avenue community that may be worthy of historic preservation status.

4. The City should adopt the Alternative Historic Building Codes that have been prepared by the State Historic Building Codes Advisory Committee.
5. The Commission should encourage volunteer researchers to provide needed assistance in preparation of landmark nomination forms.

Priority II

1. The Commission should evaluate existing zoning and General Plan designations in the Downtown and Avenue communities, specifically along Poli Street and Santa Clara Street, to determine whether these designations encourage or discourage retention of the City's stock of 1920 California and Craftsmen bungalows. Where appropriate, the Commission may recommend to the Planning Commission and City Council historic districts or rezoning proposals that would encourage the area's preservation.

Priority III

1. The Commission should encourage development of a non-profit corporation that eventually could be responsible for raising funds that are necessary to restore, relocate and rehabilitate designated landmarks.
2. The Commission should prepare a "laundry list" of activities and projects that could be supported by volunteer help and civic contributions.
3. The Commission should inventory historic features in the remaining Planning communities.

Priority IV

1. The Commission should encourage restoration of Downtown Main Street's original building facades as part of any private improvement program.
2. The Commission should evaluate the City's Commercial Zoning Ordinance which allows additions to be built on the front of structures which were originally single family bungalow style residences.
3. In conjunction with the Planning Division, the Commission should request evaluation of the "development rights transfer" program, as part of the annual work program of the Community Development Department.
4. The City should evaluate where within the City structure the Commission's purpose would be most effectively advanced.

Ongoing Priorities

1. Commission staff should prepare orientation sessions with new Commission members to explain research techniques and describe architectural styles and elements. A Research Guidelines Handbook should be prepared.

2. The Commission should continue with various public information programs such as distribution of brochures, plaques, news releases and promotion of special events, subject to budgetary considerations.
3. The Commission should cooperate with the Ventura County Historical Museum and other historical agencies, by informing the Museum of the City's Historic Resources and encouraging expansion of the museum's docent program.

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Approved and Adopted by the City Council at the Meeting of August 20, 1979

HISTORIC RESOURCES INVENTORY

SECTION I

HISTORIC RESOURCES INVENTORY

A. Purpose for Surveying Historic Resources

The goal of a Historic Preservation Policy is to seek ways to preserve a city's historic, architectural, cultural and natural resources. But, before this can be done, the city must have full knowledge of what in the city is worthy of recognition and preservation. A comprehensive historic and architectural resources inventory should be the first program of a Historic Preservation Plan.

The purpose of a comprehensive historic resources inventory is:

1. To identify the types of building stock that exist in the community. This information is an important part of a city's legacy.
2. To select specific structures for further study, where future landmark designation seems warranted.
3. To analyze the building stock by architectural style, use, age, condition and location to determine the need for various courses of action in preservation planning.
4. To make available to the public-at-large information about structures by location and style which could be useful to persons seeking out specific types of architectural structures.

The difficulty in preparing a comprehensive historic resources inventory is that each participant in the survey uses his/her subjective judgments to decide which structure is worthy of inclusion in the survey. Therefore, before a survey is started, it is important to set forth guidelines and procedures that are to be followed. These guidelines are clearly defined in the State Office of Historic Preservation Survey Manual.

B. Architectural Styles Found Within the City

Before a survey can begin, it is important to know what architectural styles are likely to exist. Within the Downtown and Avenue communities, there exist a multitude of architectural styles, each reflecting a different period and mood of local and national history.

MISSION STYLE 1782

The Mission Fathers attempted to reproduce the late Baroque architecture familiar to them in Spain and Mexico; however, due to the limitations of the adobe building material and the unskilled Indian labor, they were only able to build plain, thick walled adobe structures. The Missions were buttressed with thick piers and fronted with arcades and ornamental towers. Roofs were, more often than not, made from brea, the tar found naturally in several spots in California, than of roof tiles, which were not used until the 1840's.

Mission San Buenaventura and the Ortega Adobe are good examples of Mission architecture.

PIONEER STYLE 1860

The earliest framed buildings in San Buenaventura were simple box shaped, clapboard houses. Architectural detail was extremely simple, varying from post to split pilasters. The town's Main

Street began to emerge with wooden false fronts mixed with some brick buildings during the late 1800's. An example is the building at 208 East Main Street, Landmark No. 32.

GOTHIC REVIVAL STYLE 1860

About 1840, just when Greek styling reached the peak of its popularity in many parts of the country, the Gothic Revival Style gradually became popular. Buildings of this style have pointed arches, delicate split pilasters, arched porches, and pointed arch windows. This style developed from the 19th Century desire for the picturesque and romantic. Landmark No. 28, United Methodist Episcopal Church, at 896 East Main Street, is an example of the Gothic Revival Style.

ITALIANATE

During the 1870's, many business buildings began to favor the Italianate Style. This style was derived from 15th and 16th century Italian architecture, and is characterized by straight front buildings without any sizable projections or recessions. Columns, if present, are primarily confined to porches and windows. The crowning feature is a cornice along the entire front of the building. The roof behind it is low and invisible to the spectator in the street. An example of the Italianate Style is Franz Home, Landmark No. 21.

EASTLAKE STYLE 1880

Most Eastlake buildings are basically Stick Style or Queen Anne Style, with distinctive ornamentation. The ornamentation is largely the product of chisel, gorge and lathe, somewhat like the ornamentation of furniture during that period. This imitation of the furniture motif can be seen in decorative knobs of various

forms and the post of proches or verandas, which often resemble table legs. A good example of the Eastlake Style is at 856 East Thompson Boulevard and 82 South Ash Street.

QUEEN ANN STYLE 1880

The Queen Anne Style is characterized by irregularity of plan and the massing of color and texture. Several different wall surfaces may occur in one building. Brick on the ground story and shingles or horizontal boards above is a common occurrence. Trademarks of this style include elaborate chimneys, corner turrets, and the use of bay windows. An example of the Queen Anne Style is at 969 East Santa Clara Street, 125 Park Row Avenue and 1157 Poli Street.

STICK STYLE 1880

The Stick Style was a wood frame that exposed the framing of the building in an attempt to make it part of the aesthetic design. Stick Style buildings have tall proportions with high steep roofs and complex and irregular silhouettes. No examples of this style were found in the Avenue or Downtown communities.

COLONIAL REVIVAL STYLE 1890

The Colonial Revival is more amply a nationalistic style. At a time when "manifest destiny" was at its peak in the early 1890's, Americans began to value their heritage and architecture. Colonial Revival followed the style of the period around the Revolutionary War. Distinctive in this style are multi-column proches and doors with fan lights and side lights. An example of this style is located at 3908 Loma Vista Road.

MISSION REVIVAL 1900

Around the turn of the Century, Californians revived their own type of architecture--Mission. The Mission Revival Style featured arches and tiled roofs. Other architectural features are low pitched roofs, smooth plastered walls, balconies, and towers on large buildings. An example of this style is the Bard Hospital, Landmark No. 19.

CALIFORNIA BUNGALOW (1910-1925)

The California Bungalow shares its small and low-pitched roof with the Craftsman Bungalow, its stucco and horizontality with the Prairie School House, and its front porch and exposed rafters with the Brown Shingle. The California Bungalow is the builder's distillations of the more sophisticated features of its architect-designed predecessors. Although extremely plain, California Bungalow offered comfortable living at popular prices. An example is 913 East Santa Clara Street.

CRAFTSMAN BUNGALOW 1920

The Craftsman Bungalow is recognized by the deliberate use of natural materials, its emphasis is on structural form, and a casual relationship with the out-of-doors. These are traits reminiscent of its East Indian namesake. The Craftsman Bungalow has exposed beams beneath overhanging eaves, projecting brackets, and a propensity toward Swiss or Japanese motifs. Brown shingles persist, though sometimes woodsiding is used.

Two large pillars, broad at the base, slightly tapered at the top, and somewhat foreshortened, support the front porch gable. Made of wood or stone, the columns rest on pedestals which rise up out of the foundation and serve as endposts for the porch railings as well.

Ideally, the foundation of a Craftsman Bungalow would be constructed of local stone so the house would seem to emerge from the earth. Most bungalows have a raised cement foundation sheathed with sculptured cement, brick, or quarried stone for a more textured appearance. An example is 41 North Ash Street.

ART DECO 1925-1940

After the first World War, quantity, rather than quality, became the new criteria for buildings.

There were some exceptions, particularly buildings of Art Deco. Art Deco is characterized by a linear, hard edge or angular composition, often with a vertical emphasis and highlighted with stylized decoration. The facades of buildings often are arranged in a series of setbacks emphasizing the geometric form. Strips of windows with decorated spandrels add to the vertical feeling of the composition. Hard-edged, low relief ornamentation is found around door and window openings, string courses and along the roof edges or parapet. An example of the style is Ventura Insurance Agency at 692 East Main Street and 696 Ventura Avenue.

Ornamental detailing often is executed in the same material as the building or in various metals, colored glazed bricks or mosaic tiles. Although straight-headed windows (metal sash or casement type) are more popular, an occasional circular window or rounded window and door jamb is found.

C. Recommendations for the Downtown and Avenue Communities based on the Survey Results

The pilot inventory of Downtown and Avenue communities, conducted in 1977, originally contained 500 buildings. The list was finally reduced to about 165 buildings. The inventory in Appendix I is

the result of that effort. All of the buildings on the inventory met at least one of the criteria listed below.

1. Historic Significance

Is the building particularly representative of a distinctive historical period, type, style, region, or way of life?

Is the building an example of the type that once was common, but now is rare?

Is the building of greater age than most of its kind? (An older building is considered at least 50 years old.)

Is the building connected with the business that was once common, but now is rare?

2. Architectural Significance

Are the materials used in an unusual, significant, or effective manner or style? Is the overall effect or design of the structure beautiful, or are its details unusual?

Does the building contain original materials or workmanship which can be valued in themselves?

Is the structure well preserved, or could it be restored to its former condition?

3. Land Use

Is the surrounding land use a significant factor in preservation of the structure, or is it harmful to the continued existence of the structure?

Is the building visible or accessible to the public?

No matter how well one knows the City, a comprehensive, block-by-block survey of historic and architectural resources is bound to reveal new discoveries and insights. A look at the Downtown and Avenue has revealed a number of important points.

1. Landmark Nominations. There are a number of important buildings that have not yet been declared historic landmarks. The inventory should be carefully reviewed by the Historic Preservation Commission for landmark and point of interest candidates.
2. The survey revealed that there are a number of Art Deco and Art Moderne structures which have gone unnoticed. This is a more recent architectural style that deserves future attention by the Commission.
3. Certain streets, such as Poli, Santa Clara and East Main, contain a number of structures of similar style, age and type. Areas which contain numerous buildings, in their original state, should be investigated further for District designation by the Commission.
4. The area of South Ash and Meta Streets have a number of California and Craftsman bungalows, as well as Victorian cottages. Many of these structures are used as rental units for low income families. Since this area is included within the Housing Preservation target area, guidelines should be established to prevent misguided improvements when these structures participate in the rehabilitation program.
5. Along Ventura Avenue, there are many exceptional examples of two-story Victorian buildings. Some of these are used for houses and others for businesses. The zoning for Ventura Avenue allows commercial uses, which zoning may lead to

future difficulties for preservation of the structures. The location and zoning detract from the rare qualities of these buildings. Therefore, a special study should be conducted of the Avenue, with the thought in mind that several of these buildings may eventually have to be relocated or adapted to commercial uses if they are to survive.

6. The survey revealed that many of the houses have changed over time. Porches have been enclosed and rooms have been added. This is understandable as a family grows and a community matures. Sometimes the later additions detract from the architectural character of the building and are not in keeping with that style. The City should make a constant effort to advise homeowners of proper and accepted methods of rehabilitating older buildings. The "Old House Journal" is one publication that can assist people who are making improvements to older structures. The City of Oakland's Planning Department has prepared an exceptional catalog called "Rehab Right," which gives a very detailed explanation of ways to improve older buildings without detracting from their character. These, and other documents, should be made available to the public at the Building and Safety and Planning counters.
7. Main Street, from Fir Street east to Hemlock Street, is zoned for commercial uses. Yet, certain blocks are lined with bungalow structures which at one time were residences. In some cases, incompatible additions have been added in front of the bungalows. The City should develop architectural guidelines to protect bungalows in commercial zones so that their reuse doesn't mean their style and character will be altered.
8. The survey revealed that many structures in Downtown Ventura are old, but recent remodeling has hidden their original style. Private renovation of these structures should incorporate restoration of original facades.

SECTION II

HISTORIC PRESERVATION TECHNIQUES

SECTION II

HISTORIC PRESERVATION TECHNIQUES

The physical features of a city are in constant change. The current trend of historic preservation is to conserve urban resources. Older buildings and neighborhoods should be rehabilitated for adaptive use, rather than demolished. The question that arises is:

HOW CAN WE CONSERVE AND PRESERVE VENTURA'S HISTORIC RESOURCES?

Land Use Controls

Land use controls are one method to aid historic preservation. Land use controls may be divided into two general areas; private land use controls and public land use controls.

- A. Private Land Use Controls. The most common private land use control is the outright purchase of the property. However, a party may purchase some lesser right, such as an easement. Through the use of these rights, a person may buy a restriction on the owner's right to alter a specific element of a structure. The property owner's consent is required. Historic easements are useful where significant structures are not grouped together.
- B. Public Land Use Controls. Like the private sector, local government can acquire property in fee or in part, but additionally, it has the power of eminent domain, police power (regulation) and the power to tax.
 - 1. Eminent Domain. Eminent domain permits the government to require the sale of private property to itself for a fair price. As the legislature perceives that benefit,

historic preservation may be a legitimate use of eminent domain if the property can be justified as being for the public benefit. Williams v. Parker held by implication that condemnation for community beautification was valid. Berman v. Parker, often cited for the proposition that aesthetics is a valid justification of the police power, is more explicitly an eminent domain case.

2. Regulation. The police power permits the government to enact regulation to protect the health, safety, morals and general welfare of the community. This broad power is the basis of most domestic regulations such as building codes and zoning ordinances. From this power is derived the power of the government to regulate the preservation of entire districts, to designate landmarks, and to prevent the demolition of designated structures. The use of the police power based solely on aesthetic considerations is now considered a valid purpose for historic preservation.

- a. Zoning. Zoning is the foremost technique used by almost all local governments to control land use. In 1959, the California Legislature passed two statutes, SS-25373 and 37361, to enable counties and cities to establish historic districts. The legislative body of the City may provide for places, building, structures, works of art, and other objects, having special character or special historical or aesthetic interest or value, special conditions for the protection, enhancement, perpetuation or use, which may include appropriate and reasonable control of the use or appearance of neighboring properties within public view, or both.

- b. Landmark Commission Ordinances. Some California cities, such as Ventura, have established ordinances establishing Landmark Commissions. Landmark Commissions designate separate and distinct buildings or sites, each of which have historic or architectural value. Designation usually sets forth a notification period wherein the property owner may not alter the landmark without Commission approval. In Ventura, landmark owners must give the City 180 days' written notice before they can alter a landmark. The validity of Landmark Ordinances was upheld by the Supreme Court decision, Penn Central Transportation Co. v. City of New York, where the Court sustained the New York City Landmarks Preservation Commission's rejection of the plan to construct a 53-story office building on the site of the Grand Central Terminal, a designated New York City landmark.
- c. Historic District Ordinances. Historic District Ordinances, such as Ventura's, establish special zoning regulations controlling the use and architecture of a specific area which has a high concentration of significant buildings. Every building within the District need not be significant. In most historic districts, there exists a number of buildings of a specific historic period or architectural style interspersed with structures of varying styles and periods. However, the regulations established for the historic district govern the non-historic and non-architecturally significant buildings, as well as the historic and architecturally significant buildings, since regulations must be uniform for all property owners within a zoning district.

d. Anti-Neglect Ordinances. Anti-Neglect Ordinances are designed to prevent the intentional or unintentional destruction of a landmark by the owner's failure to properly maintain the building. The owner of a designated landmark who is refused permission to destroy the building may allow it to deteriorate until it becomes a threat to public health and safety, and must be razed pursuant to the Building Code. Anti-Neglect Ordinances authorize criminal punishments (fines) for failure to maintain designated historic buildings. The only two California cities to have Anti-Neglect Ordinances are Los Gatos and San Francisco. Cases in other states concerning Anti-Neglect Ordinances indicate that the burden placed upon the landowner cannot be disproportionate to the harm prevented by requiring the repairs. The owner cannot be required to confer a public benefit, he can only be required to prevent a privately incurred public evil. A test of this would weigh the public benefit (preservation) against the private harm causing the homeowner to make repairs.

e. Development Rights Transfer. A recent plan for preservation combines compensating owners and detailing the source of funds to be paid out, through the use of transferring development rights John J. Costonis published a detailed examination of development rights transfer in Space Adrift: Saving Urban Landmarks through the Chicago Plan.

Basically, the plan allows a landmark owner to take advantage of the fact that his building is smaller than what the zoning in the area would allow. The difference between the size of the

landmark and what the law legally allows is termed "development rights." The owner of the landmark is allowed to sell these rights to others in the City who would like to increase the size of their buildings. Subject to tight controls on how much of the rights could be transferred to any one location, this process allows a landmark owner, for example, to sell some air space to a new building in another area, which allows the new building to exceed its zone height by that amount.

This plan shifts the cost of preservation from the owner or the City to the development process itself.

- f. Development Rights Acquisition. Development rights can also be purchased through the use of easements. Buying development rights can minimize the incentive to replace significant buildings which use every inch of the design envelope (height, setback, floor area) allowed by zoning. Compensating an owner for not using all of the allowable development rights to develop the parcel to its highest and best, or most intense use can be both effective and equitable. Where a significant parcel is zoned for a more intense use, acquiring the development rights might be a viable alternative for historic preservation.
- g. Building Codes. Building Code requirements can often greatly increase the cost of maintaining or renovating old buildings. While most provisions of the Uniform Building Code do not apply to structures built before the code was enacted,

there are several situations where codes can affect the up keep and renovation costs of historic structures. When a building undergoes major renovations, or when it is in substandard condition, or when it is being modified for a higher intensity use, the Uniform Building Code requires the building to conform to the existing code. The cost necessary to bring a building up to code often prevents its preservation. In 1976, the California Legislature passed a provision to the Uniform Building Code that allows designated historic landmarks alternative ways to conform to the code. The State Historic Building Code's Advisory Committee has finished preparation of a Historic Building Code, and local governments may adopt the alternate codes.

Tax Reform Act of 1976.

The power to tax can be used to provide incentives for preservation by altering some of the market forces that may work towards the destruction of historic properties. Two of the economic pressures against preserving property seem to come from the current tax structure and the skyrocketing costs of urban land.

The Tax Reform Act of 1976 allows for accelerated depreciation of rehabilitation costs associated with certified historic structures on the National Register or structures certified in a Historic District. This portion of the law was effective June, 1976 and expires Jan. 1, 1981. The Tax Reform Act also creates disincentives against demolition of certified historic buildings. Further, property owners are allowed income tax deductions for charitable contributions of partial interests in property for conservation purposes.

NOW THAT WE KNOW WHAT WE CAN DO, WHO IS GOING TO PAY FOR IT?

A government body can set out to enforce or encourage preservation through the power to regulate and the power to tax. The important question is: "Who pays for historic preservation?" Although public ownership of landmarks is useful, it must always remain a last resort due to the limited public funding available.

Private Foundation Acquisition

A private historic preservation group such as the ones in the cities of Savannah, Georgia, and Santa Barbara may bargain for the fee, simple right.

An alternative to outright purchase is the possible donation of the building to a public or private body engaged in preservation work. Donation can provide a tax advantage for the donor. State and federal income tax regulations allow this deduction to be spread over several years in many cases.

Donation of a partial interest in the property each year for several years is also feasible. A common donation scheme allows the donor to give property to the preservation group and retain a life estate. The property owner could bequeath property, reducing the estate taxes when he dies, but not giving an immediate tax advantage.

Sale of a long-term lease which allows the donor to retain his interest in the property, while giving the preservation body a certain amount of control over the immediate future of the landmark, is also feasible. The donor's tax advantages will vary with his financial position.

National Register

The National Register of Historic Places contains names of all places in the country of national, state and local significance. Nominations may be made by local entity or private individual through the State Office of Historic Preservation.

Listing on the National Register makes structures eligible for available historic grants.

Housing and Community Development Act funds may also be used for historic preservation, although its application is somewhat limited by criteria which emphasize elimination of blight and substandard conditions and benefit to low and moderate income families.

Development Rights Transfer

A local entity may also institute a development rights transfer program which shifts the cost of preservation from the public entity to the development process.

SECTION III

PERFORMANCE EVALUATION OF PAST PRESERVATION EFFORTS

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PERFORMANCE EVALUATION OF PAST PRESERVATION EFFORTS

The previous discussions on past policies, developmental history, historic resources inventory, and preservation techniques leads to the next question which is:

HOW WELL IS THE CITY OF SAN BUENAVENTURA DOING IN HISTORIC PRESERVATION AND WHAT FUTURE POLICIES AND PROGRAMS SHOULD THE CITY IMPLEMENT TO BETTER ACCOMPLISH ITS HISTORIC PRESERVATION GOALS?

Landmark Designations

The Commission's primary responsibility is to nominate to Council places of local significance for landmark designation. As of April, 1979, the Commission has nominated over 38 landmarks. When the Commission began, property owners were skeptical and apprehensive about the effect of landmark nomination on their property. Thus, the first landmarks were designated because the owner was supportive of the landmark program. Now that the program is established and the community is aware of historic preservation, the Commission should continue to undertake future designations in a systematic and methodical manner. That manner requires a block-by-block survey of each planning community similar to the block-by-block surveys conducted in the Downtown and Avenue communities. From the survey, landmark nominations may be made.

For the present, the Commission should nominate to Council structures from the existing inventory suitable for landmark designation. A similar process should be completed in the other planning communities.

Research for potential landmark nominations has been the responsibility of Commission members and should remain so due to limited staff time. Orientation sessions should be held with all new members to explain to them research techniques and resources. Evaluation of potential landmarks should include findings that the landmark meets one or more of the criteria set forth in Ordinance Code Section 1343.1. In addition, it is very important that all nominations clearly describe the part of the property that is being designated as a historic landmark to avoid confusion over the Commission's intent in nominating the structure for preservation.

The Commission should notify Building and Safety and Planning Divisions of all landmark and point-of-interest designations.

Clarification of 180-Day Notification Policy

Many people are still hesitant to agree to landmark designation because they feel the 180-day notification period required by the Ordinance prior to making alterations or changes is too restrictive. The Commission should establish a policy stating that the 180-day notification period would be adhered to if the property owner planned to demolish or alter the structure to the extent that it would destroy the historic or architectural character of the building. In most circumstances, a review of the owner's plans at the earliest possible stage is sufficient evidence for the Commission to determine that the plans are in keeping with the landmark designation, and the 180-day notification period has been satisfied.

Normal Maintenance and Repair

The Commission has continually informed property owners that normal maintenance and repair is exempt from the 180-day notification period. However, the Commission should clearly define what constitutes "normal maintenance and repair." Specific examples should be provided to help the property owner understand the limits of Commission review.

Interior Preservation

The Commission should adequately describe specific architectural details, both exterior and interior, that are worthy of preservation. Although the Commission's primary concern is with preservation of the streetscape, the Commission should point out in its Findings which interior details should be preserved.

National Register

As part of the local landmark nomination process, the Commission should develop a list of landmarks to be nominated to the National Register of Historic Places. Listing on the National Register qualifies the structure for future grants from the Federal government and protects the structure in the event a project affecting the structure involves federal funds. Landmark nomination forms should be completed by Commission members.

Historic Districts

Through the Historic District Ordinance, the Commission has available to it a mechanism to preserve an entire neighborhood. The criteria for designation of the historic district is that the area must have a group of historically or architecturally related buildings of special merit and that there be at least one designated landmark within the area. The Historic District Ordinance enables the Commission to exercise architectural review over all proposed developments within the district on historically significant, as well as unrelated buildings. The District Ordinance, and specific districts which are certified by the State Department of Interior, enables the property owner to take advantage of the Tax Reform Act of 1976. In addition, all structures within the District, which are included on the priority list in the designation, are deemed designated structures and, therefore, eligible for alternate historic building codes as interpreted by the Building and Safety Superintendent.

The Commission should investigate potential district designation within each planning community as a part of the historic inventory process. Consideration should be given to those areas that have a high concentration of historically and architecturally related buildings that are significant for Ventura.

Zoning

District designation may be ineffective when general land use designations permit high density development. The Commission should review zoning patterns and, where appropriate, recommend that certain areas be rezoned to a lower density that will enhance the preservation of historic structures.

Historic Resources Management

The City of San Buenaventura owns a number of historical sites. These include:

1. Mission Archaeological Dig.
2. Valdez Alley and the Walter Filtration Plan.
3. Mission Plaza Park, including archaeological remains of a 10-room adobe, garden wall and Mission Aqueduct System.
4. Olivas Adobe.
5. Ortega Adobe.
6. San Miguel Chapel Site.

Most of these sites are maintained by the Parks and Recreation Department. Some of the interpretive exhibits are several years old and need updating. Since the City now owns so many historic sites, there are several questions which must be asked. These are:

- a. How should historical resources be interpreted?
- b. Who should operate the programs?
- c. Who should pay for programming at historical sites?

- a. How should historical resources be interpreted?

The Commission has never addressed itself to these questions. It should begin by evaluating what takes place at the Olivas and Ortega adobes. The Commission should conduct site visits at the parks and prepare a list of recommendations for improvements to be made into the regular budget process. The Commission is the City's advisory group on historic matters, and should involve itself more with interpretation of city-owned resources.

- b. Who should operate the programs?

The Ventura County Historical Museum has professional staff who prepare and design interpretive exhibits. Its expertise could be called upon to assist in designing specific elements of the interpretive program. Volunteer docents from the Museum should be encouraged to concentrate specifically on the Olivas or Ortega Adobe. At some future time, it may be advisable to consider whether the City may wish to hire an interpretive specialist. This person may be included within the Parks and Recreation Department.

c. Who should pay for programming at historical sites?

If the Commission prepares its recommendations in a "laundry list" form, it may be possible for civic groups, volunteers and other people who are always asking the City for project ideas to undertake fund-raising events to accomplish a specific project at one of the City's historical sites. As an example, if the Commission determines that new signs are needed at the Olivas Adobe, and there is a cost associated with this project, a specific civic group might decide that it would like to raise the necessary money to resign exhibits.

Historic preservation is an important goal for the City, but it is recognized as one that must compete with other necessary public services.

The City should also pursue grants in aid and encourage the development of nonprofit organizations dedicated to historic preservation.

Historic Preservation Commission's Relationship to Architectural Review Board and Parks and Recreation Commission

In 1976, the City conducted an extensive study on the Boards and Commissions operation. Several conclusions were reached at that time.

Policy No. 9 of that report stated: "When the ARB is directed to develop architectural guidelines for an area with historic significance, a member of the HPC should be appointed to act as liaison between HPC and ARB."

Policy No. 16 of that report stated: "Consider selection of HPC members who have expertise or interest in several board areas, such as preservation, history, archaeology and architecture."

There is no policy relating HPC to Parks and Recreation. However, these two Commissions will interrelate when both become more active in management of historic resources. HPC should be involved with interpretation of historic resources, while the Parks and Recreation Commission should be involved with maintenance and use concerns.

Historic Preservation Commission's Relationship to Other County Historical Organizations

There are several historical organizations in the County. The organizations most related to the Historic Preservation Commission are:

1. The County Cultural Heritage Board
2. The Ventura County Historical Museum
3. Friends of the Library
4. The Ventura County Archaeological Society

Roles and responsibilities of these groups as they relate to the Commission should be addressed.

1. County Cultural Heritage Board - This Board is responsible for declaring landmarks within the County jurisdiction, Ojai, Santa Paula and Oxnard. The Board also declares landmarks which are within the City's sphere of influence, but located within the County. The Commission should request and keep on file copies of all research relating to landmarks declared by the Board which are within the City's sphere of influence.
2. Ventura County Historical Museum - The museum is assuming a very dynamic role. Among its activities are:

Docents - Docents are volunteers who study Ventura County history and conduct tours and demonstrations for the public. They should be encouraged to continue with their activities

at the City's historical resources and generate new members from neighborhoods near the City's historical sites.

Research - The museum's library contains the bulk of original historical research materials in the County. Earlier efforts to prepare the City's developmental history were stymied somewhat by the inaccessibility of some records. The City should not try to duplicate the County's library of historical materials. Instead, the City should advise the museum of the types of resource data available within the City so that researchers at the museum will know to come to the City when they need a particular item.

Interpretation - The museum has professional staff to interpret its exhibits and develop education programs for the public. The City should call upon this local expertise to assist with interpretation and planning at the City's cultural resources. This could be accomplished through a contract with the museum for specific services. By using museum staff to develop and interpret the City's historical resources, the City may not need to hire additional staff.

3. Friends of the Library - The Friends' primary responsibility is to raise money for the library through book sales. However, the Friends have started an oral history program. This program should be supported and communication between this organization, the museum and the City remain open. The Commission should advise the Friends and the museum of persons who might be good subjects for such an oral history tape. Donations solicited by the Commission may help pay for the tapes.

4. Ventura County Archaeological Society - Two members of the Ventura County Archaeological Society sit on the Commission at this time. In August, 1977, the Commission endorsed a draft of an archaeological ordinance prepared by the Ventura County Archaeological Society and submitted to the County Cultural Heritage Board. The intent of that ordinance was to establish a procedure for conducting archaeological excavations in unincorporated areas. The ordinance, as proposed, would require an excavation permit by anyone seeking to excavate in a sensitive archaeological area. The permits would be granted by a five-member excavation permit committee. The permit committee would also be responsible for selecting an archaeologist to inspect the site. The important part of the ordinance is that it would require artifacts to be returned to a designated depository within the County, and require data and reports to be submitted to the Ventura County Historical Museum. In August, 1977, the City wrote the County to support specific elements of this ordinance.

Although the City endorsed the ordinance, there are questions that should be addressed. Specifically, there is no policy that dictates what is to be done if a development is planned on an archaeologically significant site. Is the developer responsible for mitigating adverse impact to the archaeological site? What type of planning conditions will the City impose so that the project would be redesigned to avoid the site? Under what circumstances would the City be required to preserve the site through acquisition of the Property? These questions should be addressed in a comprehensive archaeological ordinance.

Avenue Victorians

The biggest threat to historic structures, as revealed by the historic inventory of the Downtown and the Avenue, was what to do with the numerous Victorian buildings now located on the Avenue. For the most part, the Victorian houses situated between commercial and industrial buildings are not related to the historic character of the landmark. The Avenue is zoned for industrial and commercial use; it is highly unlikely that the existing Victorian buildings would be able to survive economic pressures for demolition. The Commission, in conjunction with the Planning Division, should begin to investigate ways to be "pro-active" for preservation of Avenue Victorians. In some cases, this may require landmark designations of some buildings which the Commission deems worthy of preservation. In other cases, this may mean that the Commission should work with the individual property owner to find adaptive uses for the buildings. However, some buildings may have to be moved, and the Commission and the City should be prepared for that eventuality. The Commission and the City may try to find other ways to offer economic incentives through development rights transfers for the property owners, so that they will not feel compelled to demolish and rebuild on the site.

Economic Incentive

A number of preservation techniques were discussed in Section III. The City should evaluate the feasibility of implementing the following programs:

Revolving Fund - The City has \$50,000 in a revolving fund specifically for rehabilitation of locally designated historic structures. It is apparent that a direct loan will not meet the need of all the landmark owners and that these funds need to be maximized through a joint effort by private lending institutions. Large projects requiring financial assistance should be assisted through means other than the revolving fund, such as the Local

Development Corporation now being formed through the Redevelopment Agency. Section 312 loans may also be available for historic structure rehabilitation in specific areas.

Transfer of Development Rights - The issue of development right transfers should be investigated, especially as it might relate to historic structures located in commercial and industrial neighborhoods, such as the Ventura Avenue Community. It may be feasible to offer the owners of these historic buildings the ability to sell the development rights to a person in another part of the City. These development rights would be those over and above current use of the property by the historic landmark.

Non-Profit Corporations - A private corporation could be organized to raise funds through contributions for historic preservation. Such a group could be formed similar to the Santa Barbara Trust for Historic Preservation. This group could be responsible for raising funds for programs of the various historic City-owned places, or for endangered buildings. If the group became active, it could purchase, rehabilitate and sell historic buildings, attaching covenants and conditions to guard against alterations of the buildings.

San Buenaventura Heritage, Inc., was organized in July 1978 to raise money for the Dudley House. If this group is successful, it could be expanded to take responsibility for other concerns.

Public Information

The Historic Preservation Commission has been instrumental in bringing to the public's attention information about the City's historic resources and the importance for conserving these resources. The Commission has initiated a number of programs which have accomplished this end and should continue.

Brochures

The Commission produced and published a Walking Tour Brochure in conjunction with an activity for National Historic Preservation Week. Excerpts from this brochure have been published by the Chamber of Commerce and distributed to tourists who visit the City. The brochure is in its second printing, and its popularity is a testimony to the tourist potential of historic preservation.

Another attraction of the City is City Hall. Visitors usually are assisted on tours by a staff person. A brochure about City Hall should be written and published so that visitors can take a self-guided tour and learn about the building.

Markers

To date, the Commission has purchased 12 markers. These are permanent markers that can be read by persons on the walking tour. The policy of the Commission has been to only mark buildings or structures which are not already extensively marked, to inform the public about their significance. The current placement of markers, and a total program for eventual placement of markers, should be reviewed and determined by the Commission. The Commission should concentrate its markers' program in the Downtown and Avenue communities to capitalize on redevelopment activities and other public improvements that are beginning to attract people to this area. Funds for markers should be raised through private contributions and events sponsored by the Commission during National Historical Preservation Week, or else through purchase by the property owner.

National Historic Preservation Week

Every year the Commission prepares a public information program in honor of the National Historic Preservation Week. These programs have included speakers, walking tours, displays, and, in 1977, a well-attended luncheon which featured a prominent preservationist from San Diego. Annual activities should be encouraged and promoted in conjunction with this national week in order to bring public attention to historic preservation. Funds should be budgeted for this annual event.

News Releases

The Commission belongs to a number of state and national historic preservation organizations through which it receives news about programs, issues and activities. The Commission should publicize these activities through the news media so that the public at-large will become familiar not only with local preservation issues, but preservation issues affecting other communities.

Neighborhood Conservation

Like any City, there are landmarks which are readily distinguishable in appearance for their architectural and/or historic significance. Equally important are the neighborhoods which have developed in the City that create a special sense of "place." The buildings in these neighborhoods are not exceptional, in and of themselves, but they should be preserved in order to preserve the character of the City.

It is impossible to declare all the interesting buildings from our past which are now becoming rare because they do not meet ordinance criteria.

Nevertheless, the Commission should address itself to techniques for preserving some of these neighborhoods. One means might be through a publication discussing the special attributes of California Bungalow architecture or Mission Revival architecture. This brochure could be distributed at the Planning Counter. Another means for preserving the neighborhoods is by offering the City's Housing Preservation Program to residents of that community. The older neighborhoods are populated by low-income people who could benefit from financial assistance. Incentives need to be offered to offset the economic pressures which threaten these structures. One of the pressures is in an area that has a large concentration of bungalows, specifically the Santa Clara Street area between Hemlock and Ash Streets. The City may wish to reevaluate the zoning for this neighborhood.

Commission Relationship within the City Structure

Since its inception, the Commission has been assisted by staff from the City Manager's Office. However, there may be a more appropriate relationship elsewhere within the organization. If the Commission's direction is to pursue questions regarding landmark nominations, surveys, district nominations, and development rights transfers, the City may consider placing the Commission within the Planning Division. If the Commission's direction is with resource management, it may be appropriate to work more closely with the Parks Division.

Appendix I

HISTORIC INVENTORY OF RESOURCES

IN THE

DOWNTOWN AND VENTURA AVENUE COMMUNITIES

main street



MAIN STREET



443 E. Main Street
ca. 1890
Rebuilt in 1926

Typical of commercial buildings of the 1920's and 1930's. Original building was redesigned along the mission revival style in 1926. Has arched entry with wrought iron decoration. Frieze and brackets support the mansard roof; spanish tile.



El Jardin Patio
451-455 East Main Street
ca. 1924
Remodeled in 1952

Mission revival commercial building with arched entryway leading into charming arcade. Mansard front roof with tile and cast iron balcony.



477-495 E. Main Street
ca. 1926
L. J. Clarence/Architect

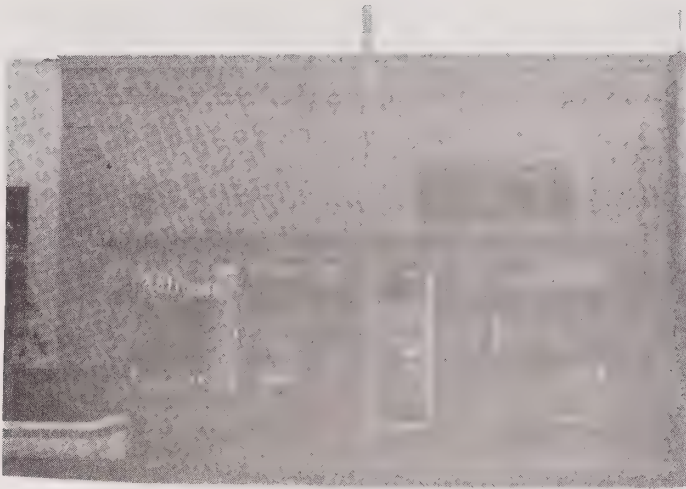
Five-story building with sash windows in sets of four, which breaks up the mass of the building. Top floor has dentil for horizontal band and iron porch railing. Third floor center has a rod-supported facing with a triangular pediment window. Second floor has plaster design to act as transition. First floor facade has squares drawn into the concrete with grill work, semi-circular double arched entrance with decorative guyed porch overhanging the entrance.



512 E. Main Street
ca. 1890

In 1890 a store was located on the ground floor and the Oddfellows were on the second. The building has been altered, but is basically Mission revival with arched entry-ways and wrought iron false balconies. Note quoins at building corners.





540-542 E. Main St.
ca. 1910

This style building was once plentiful along Main Street. Has false front with decorative frieze and brackets; front is recessed and there is a transom plate glass and metal bulkhead.



692 E. Main Street
ca. 1939
W.W. Arche/Architect

Building is a good example of poured concrete construction with art deco relief decoration; two sash windows with transom and a low hip roof with barrel tile.

697 E. Main Street
ca. 1912

Beautiful example in the tradition of the craftsman bungalow. The right wing, with its prominent gable, blends nicely with the rest of the roof line. Tracery over the front windows is one of the few decorative elements on this building.



719-721 E. Main St.
ca. 1901

Beautiful Queen Anne mixture with witches cap, natural stone foundation and enclosed veranda.

857 E. Main Street
ca. 1911

Victorian style bungalow with dentils along the cornice, bay window and natural stone foundation. Note sunburst on the wooden front door.





748-752 E. Main Street
ca. 1929

The Building at 748 is of poured concrete with tile parapet.

Building at 752 has an interesting, ornate arched entry and sculptured iron pedastel.



798 E. Main Street
ca. 1928
C.H. Russell, Inc./
Architect

One of downtown Ventura's larger buildings, this is a Mission revival combination unified by the use of arches, courtyards, massive plain wall surfaces and semi-circular windows with French glass panes. Tile roof.



902 E. Main Street
ca. 1910

Originally the Alice Bartlett Club House. Building was moved to the current site in 1922. It is a hexagonal shape with many-pattered wall surface. Of interest are the leaded glass windows and roof peak topping.

953 E. Main Street
ca. 1895

Victorian bungalow, leaded glass panes in front windows. Fanlike bracket and fish scale pattern on front gable.



1006 E. Main Street
ca. 1923

Brick art deco style church. Arched door with radiating stones; rose window modifies deco with a gothic element. Hard edged low relief ornamentation around door and window openings. Door is trimmed in quoins; small slit windows have triangular tops.

1031 E. Main Street
ca. 1922

Clapboard bungalow with small gable roof; divided glass panes.





835 E. Main Street
ca. 1900
C.H. Russell, Inc./Architect

Victorian combination of Italianate and Queen Anne; clapboard and fish scale patterned shingles, horizontal ornamented band between floor levels. Round roof, bracketed and decorated frieze; the round columns are attached flush to wall. Double panel doors with upper rectangular glass panes, topped with finial.

895 E. Main Street
ca. 1904

Typical bungalow with battered porch pier supporting gable roof.



943 E. Main Street
ca. 1882

Queen Anne style; offset gable with bay window; boxed cornice and Italianate decorated brackets and frieze, ionic columns on rounded porch.

1081 E. Main Street
ca. 1923

Craftsman bungalow with jerkin head roof and four columns on pedestal; exposed rafters; brick chimney.



Judge Pierce Home
1093 E. Main Street
1912

Typical bungalow as shown by its open porch, exposed eaves, and simple wood siding. A dormer dominates the front of the house.



1206 E. Main Street
ca. 1910

One and one-half story residence originally built for apartments by George Elder. In 1970 it was used as a boarding house and contained 5 to 10 rooms. House is distinctive for its delicate spindle and spool porch decoration, window's watch and simple board and batten siding.





353 E. Main Street
1900

Brick commercial building has a blonde brick facade with intricate detailing and quoin corners. Approximately 1,875 square feet; it has been used for a variety of commercial purposes.

317 E. Main Street
1900

Two story commercial building distinctive for its brick decorative facade. It has elements of Italianate architecture. First floor was designed for a store, and the second was a Moose Lodge for many years.



Ortega Adobe
215 W. Main St.
1857

Typical Mission Period architecture with tile roof, extended roof beams, and adobe bricks. The house was built by Emigdio Miguel Ortega and was partially destroyed by the 1866 flood. It was one of 26 adobes which lined Main Street.

Landmark No. 2



Southern Methodist
Episcopal Church
896 E. Main Street
1890

This Gothic styled church is the last remaining of Ventura's original seven churches, besides the Mission. Of note are the stained glass windows, steeply pitched roof, tower and delicate gingerbread along the roof edges.

Landmark No. 28



Groene Building
598 E. Main St.
Late 1920's

Intricately decorated building with Art Deco architecture seen in the geometric patterns created by brick and tile on the cornice and tile designs on the walls. The stepped corner wall provides a linear emphasis.

Landmark No. 15





38-50 West Main
ca. 1926

Mission revival commercial buildings with decorative arcade. Both have mansard front parapet with tile. Sculptured urn at corners of the building at 50 W. Main; boxed cornice with decorative brackets.



77 West Main
ca. 1927

Mission revival; poured concrete with tile roof parapet. Building to left is poured concrete with brown brick facing.



West Main Street
Bridge

1932



28-39-59 West Main
ca. 1926

Poured concrete; front facing brown brick; terra cotta border along the second floor was once lined with flashing lights. Terra cotta columns are capped with decorative capital.

poli street



POLI STREET



413 Poli
ca. 1919

Victorian apartments with combination gable roof with shingle fish scale pattern.

Stick columns on second floor balcony; detail is barge board with brackets.



421 Poli
ca. 1912

Typical Neo-classic row house has an enclosed glass porch. The front stair case cascades down three levels.



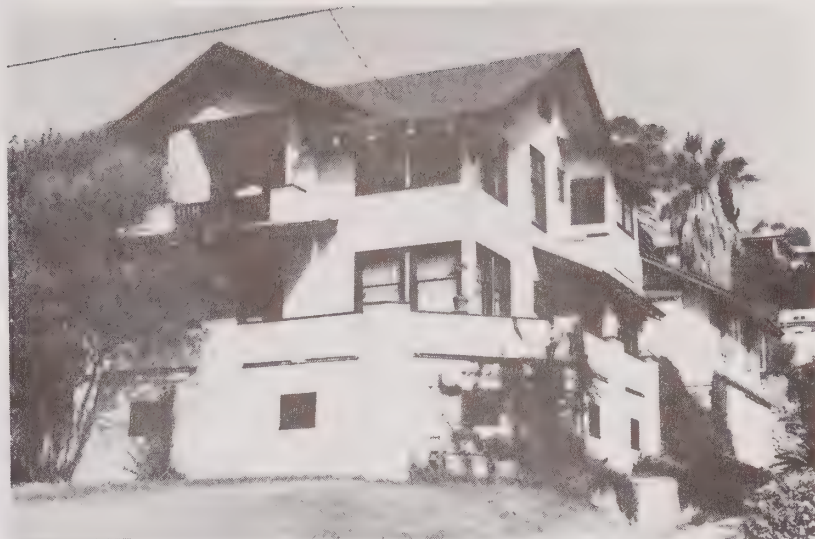
639 Poli
ca. 1904

This is the "twin" house built by Judge Ewing for his in-laws.

Queen Anne bungalow, with bay window and circular veranda. There are Corinthian capitals on round columns, decorated pediment and box cornice, dentil forms on eaves, half round windows set in the gable and a semi-circular bay window.

725 Poli
ca. 1908

Victorian house with English gentry overtones. It is clapboard with many gables.



729 Poli
ca. 1890

Victorian with Queen Anne elements present in the multi-gables. Modified pediment windows; decorated barge board along roofline.



1029 Poli
ca. 1915

California bungalow with open porch and single hip roof. Mirrors surrounding environment. Structure was built and owned by the Sheridan Family.





1057 Poli
ca. 1888

Victorian bungalow clapboard with gable roof; triangular pediment and bay window; stained glass with plain trim windows.

1093 Poli
ca. 1911

Spacious two story shingle craftsman.



584 Poli Street
1926

Three story structure designed by Albert Hogsett, built by L.G. Schuller, for J.P. Doyle. Has strong elements of the Mission Revival style in its arched and pilared porch and balcony.

1157 Poli
ca. 1890
Selwyn Shaw/Builder

Excellent example of Queen Anne style. Has six-sided tower cupola; gabled roof with decorated pediment; box cornice and bay window; finial on tower and elaborate frieze over the front door pediment.



1293 Poli
ca. 1900

Simple wood frame bungalow with two pillars upholding the front porch.





Judge Ewing House
605 Poli
1894

Stately two-story Victorian residence distinguished for its flowing curved lines. The veranda wraps around the east side of the house and has curved glass windows. The unfluted Tuscan pillars of the veranda set off the front wood door. The river cobble veranda matches the front yard wall. A carriage house is also part of the property.

Landmark No. 14

santa clara
street



SANTA CLARA STREET



958 Santa Clara Street
ca. 1922

California bungalow with decorative brick work and overhanging eaves. Wood shingle with a hip roof.



1156 Santa Clara Street
ca. 1900

Victorian clapboard with plain box cornice with eaves extending partly around corner. Circular windows and front entrance pediment; chimney with a corbeled cap.



1164-1170 Santa Clara
ca. 1900

Victorian apartments; false mantle; fish scale patterns with pediment; bay windows.

235 W. Santa Clara
1923

Originally the Hobson Brother's office and storage for their meat packing business. Mission Revival style, wood frame with stucco surface.

Landmark No. 23



793 E. Santa Clara
1941
Charles Lee

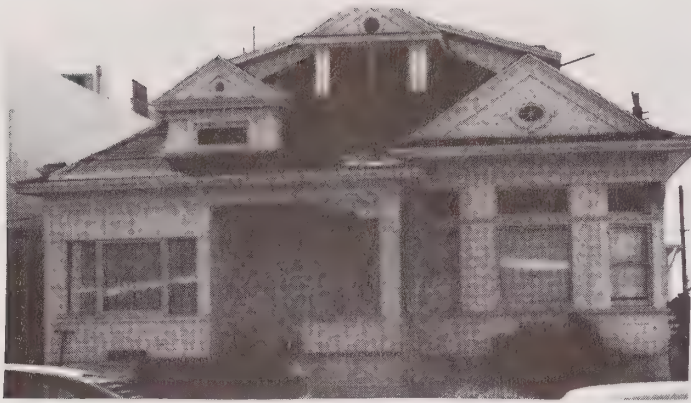
Originally the Mayfair Theater, this is a Streamline Moderne building. Its curved shed roof is terminated by a curve overhanging, with a series of large round holes. Below the ticket booth is a terraced mushroom which supports the marquee.



1007 E. Santa Clara
1928

Mission Revival store distinctive for its decorative canopies, turrets at the roof corners and tile parapet roof. It has been a grocery store throughout its existence.





856 Santa Clara St.
ca. 1904

Victorian bungalow; one and one half story; clapboard siding with fish scale pattern; three circular windows in the dormers and a large bay window decorated with dentils.



880 Santa Clara St.
ca. 1900

Simple neo-classic row house with shingle pediments, brackets under the eaves and simple Doric porch posts on pedestals.



894 Santa Clara St.
ca. 1904

Neo-classic row house; parapet with entablature; capitol columns are on pedestals. The porch is semi-enclosed; gables have pediment dormers.

913 Santa Clara Street
ca. 1925

Elegantly designed California bungalow, slightly bell cast, with hipped roof line with bell cast hip central dormer. Recessed veranda is to the right and arbor to the left. Flow of dormers is to the roof; the porch stairs have triple decker railing.



969 Santa Clara Street
ca. 1900

Victorian with Queen Anne style has the typical contrasts of roof lines and is modest in style. First floor has clapboard with end boards; floor is very plain. Roof is slightly bell cast at top and bottom. Attic has fish scale shingles with dentil forms on the decorated frieze. A finial sits at top of the square cupola.

993 Santa Clara St.
ca. 1914

California bungalow with multiple offset gables, exposed and decorated rafters, real and simulated patterned shingles, a decorated plaster veranda and pillar supports with design repeated on the chimney. Japanese influence is apparent.





540 Santa Clara Street
ca. 1926

Medieval style inspired by English Tudor, French and Norman cottage and other architecture of Medieval Europe. The Hotel has a central tower entry with steeples. A two-story structure, it has two dormers with high steeple-like tops, turrets and brick quoin corners.



732 Santa Clara Street
ca. 1923

Mission revival with arcaded front; overhanging tile porch and a shingle gable roof.



767 Santa Clara Street
ca. 1930

California bungalow made of dark natural wood and brick; low overhanging roof and brackets; windows are sashed on top and plain on lower half.

830 Santa Clara Street
ca. 1904

Victorian bungalow with offset gable roof, with medium belt cast hip. There are fish scale shingles and decorative triangular panels; massive fanciful cornice. Of interest are decorative frieze on the dormer, recessed veranda and large capitals atop the double porch posts.

Excellent condition



844, 848 Santa Clara
ca. 1904

Typical of Victorian Bungalows, this building has a high hipped roof with offset gable and has a decorated pediment with box cornice and fish scale shingles. The horizontal clapboards are thin and there is a small recessed porch. Palladian windows to the right are original while the windows to the left appear altered



845 Santa Clara
ca. 1896

Victorian bungalow with gable roof and fish scale pattern. The parapet has scroll and brackets; plain box cornice with eaves extending partly around corner.

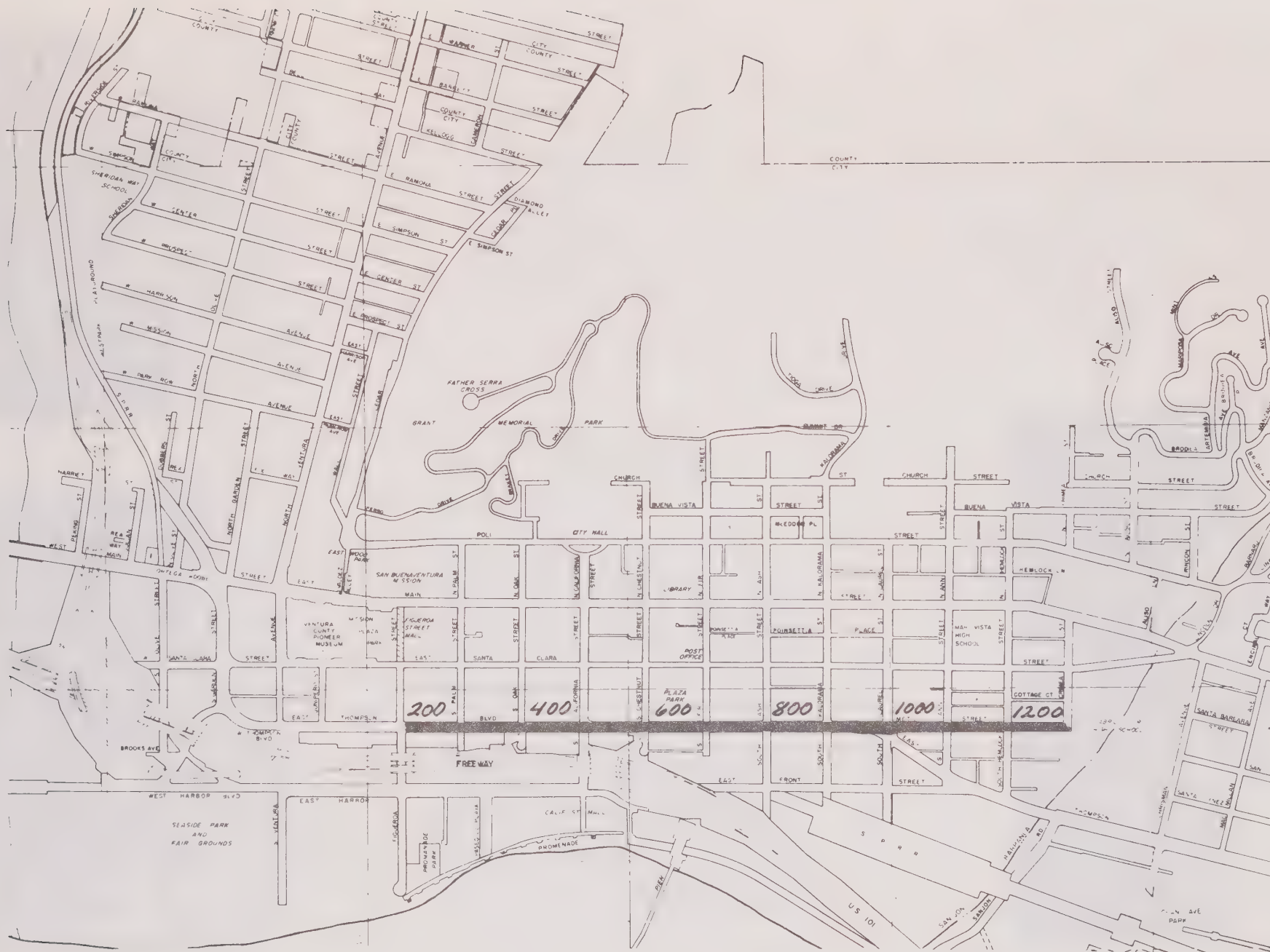


Edison Substation
Ventura Avenue and
Santa Clara Street
ca. 1930

Distinctive Mission Revival
elements are seen in the fan
over the front door and
tiled roof. Brick has been
used effectively for detail
and design.



thompson / meta



THOMPSON-META



200 Thompson Blvd.
ca. 1929

Art deco style buildings make a total statement with the decorative geometric patterns. The body of the building is sculptured at geometric angles that are softened with large simple art deco swirls along the top of windows. One wall is large French-style panes.

585 Thompson Blvd.
ca. 1930
Roy C. Wilson/Architect

Mission revival with plaster floral decoration and Moorish corner elements, one a four-center ogee style. The buildings outstanding feature is the circular projecting tower with turrett.



803 and 809 Front Street
ca. 1890

One of Ventura's few remaining false front concrete buildings with wood parapet of boxed cornice with brackets.



Front St. at Ash
1930's

Commodities distribution warehouse built by WPA. Espada style building of worked stucco; outstanding for its finishes and interesting roof line.



1023 Thompson Blvd.
1938

Mission Revival style building which now houses the auto club.





Conklin Home
608 E. Thompson
1880's

One of eight structures on the Mitchell Block. The Cape Cod facade was added in the 1920's when the house was re-modeled.

Landmark No. 7

Mitchell Block
600 Block of East
Thompson Blvd.
ca. 1900 - 1910

This row of eight bungalow houses compose one of the City's historic districts. All the structures are varieties of bungalow architecture with their multi-gabled roofs, open porches and porch beams, and occasional decorative leaded glass windows.



351 Thompson Blvd.
ca. 1890

This bungalow exhibits gothic revival elements in the windows and gables and may have been built in the late 1800's. The owner in 1928 was J. Ruiz.



557 E. Thompson Blvd.
ca. 1909

California bungalow, gable shingle roof with front facing dormer and leaded glass windows.



856 E. Thompson Blvd.
ca. 1902

Interesting Stick Eastlake house with high hipped roof and multiple hipped gables. Front porch has unusual detailing: spindle and spool design frieze which is repeated in the porch railing below. Door has a carved design. The circular window has four carved fans and stained glass panels on each side.

The two dormers (one can be seen at the right top of house) are decorated with fish scale shingles. Boxed cornice is repeated on porch.





1194 Meta Street
ca. 1926

False front with brick trim.
One story apartment and store
front.



1256 Meta Street
ca. 1918

Craftsman bungalow; one story
with double flat gable roof;
king post and tie beam detail
at entrance.



1279 Meta Street
ca. 1924

Craftsman bungalow with shin-
gle pattern on a Roman Doric
portico.

Sudden House
825 Front Street
1886

Plain two-story Victorian house which has undergone several changes. The second floor was added in the early 1900's and the entire house was moved to the present location sometime between 1919 and 1926.

Landmark No. 41



north/south
streets



NORTH - SOUTH STREETS



36 Figueroa
ca. 1927

The building was remodeled and updated in keeping with Mission Revival lines. Over the second floor balcony there is a mansard front roof with tile, with pent roof below. Two dormers of gable shape with tile overhang along roof line.



156 Kalorama
ca. 1924

Bungalow with interesting stylized portico of classic design.



94 S. Ash Street
Ca. 1910

Craftsman bungalow with heavy use of natural brick. Interesting use of brick ornamentation on top of brick. Large sash window with many panes.

94 Ash Street
ca. 1905

Neo-classic row house
with three gables topped
with finials, delicate
Doric porch posts.



95 N. Ash Street
ca. 1905

Two story high gable
craftsman bungalow with
casement windows sur-
rounded by plain lentil.
Fishscale pattern shin-
gles adorn pediment.



162 Ash Street
ca. 1895

Two story classic box
house with half-circle
entry onto porch; pal-
ladian window with
stained glass.





230 Ash Street
ca. 1880

Queen Anne cottage; two dormers, dentils along the cornice, simple neo-classic columns and a bay window with sash and transom.



82 S. Ash Street
ca. 1888

Queen Anne cottage style with delicate carved barge-board, spindle and spool posts, fish scale shingles and dentils, and decoration on the cornice.



41 N. Ash Street
ca. 1908

Craftsman bungalow with carefully masoned river cobble porch and supports. Bay windows and decorated transom over each sash window. Fake projecting eaves with cut ends.

144 Fir Street
ca. 1905

Victorian bungalow; hipped roof adds to the detail of this small one story house. Bay windows; varied patterns on facade; sunburst on one gable.



158 Fir Street
ca. 1922

California bungalow; gable shingled roof; two brick chimneys; bay window on the side.



31 N. Fir Street
ca. 1909

Typical Victorian bungalow with composition shingle hip roof; enclosed porch; unusual window design in transom.





43 N. Fir Street
ca. 1914

Typical Victorian bungalow, one story, wood with hipped roof.



58 N. Fir Street
ca. 1905

Bungalow distinguished by its bay window; wood columns support the small porch; bell cast mansard roof; box cornice with brackets.



130 N. Fir Street
ca. 1919

California bungalow with a gable roof; two wooden columns on pedestals support roof.

69 California Street
ca. 1915

Two story, flat roof, Mediterranean style building. The handsome entrance decoration is taken from Spanish Renaissance sources. The building was altered in 1958 and replastered in 1963.



128 California Street
ca. 1890

Originally the house of Dr. Cunnane. Queen Anne cottage has an asymmetrical shape.



144 California Street
ca. 1890

Eastern style cottage dominated by large gable. A large dormer like projection is supported by protruding brackets.





50 Oak Street
ca. 1926

Mission Revival with tile roof and brackets; arched doorways and tile motif design on exterior wall shelf.



71 Oak Street
ca. 1923

Two story brick building with flat roof; large sloping gable and leaded glass decoration on second floor. Has English cottage style.



87 Oak Street
ca. 1926

Simple Mission revival; flat gravel roof; poured concrete tile roof parapet.

419 Brakey Road
ca. 1928

Hansel and Gretel cottage of Period Revitalism has high sweeping gables on the front elevations; arched doorway with brackets on either side.



168 Palm
ca. 1885

One story clapboard Victorian house has a hip roof, decorative frieze with brackets and an enclosed porch.



180 Palm
ca. 1900

Simple two story Victorian with gable roof, triangular pediments over windows; add on porch.



Kalorama & Poinsettia Place
Ca. 1896



Buganlow with one story projecting gable roof over porch; chimney; wood shingle roof; heavy brick columns support low overhanging front; exposed structural members.



273 Hemlock
1926

This simple block and masonry fence was part of the construction of the office for the Southern Counties Gas Co. Architect was Marston, Van Pelt and Maburry; contractor was Stiles Construction Co.

Ventura County
Garage
34 N. Palm
1875

Originally a livery stable, later a taxi service and then the County garage, this unreinforced masonry building is distinctive for its Mission Revival facade.

Landmark No. 30



Ventura County
Warehouse
42 N. Chestnut
1925

Originally built as a garage and auto showroom, it has an ornate Mission Revival facade and decorative entrance.

Landmark No. 31

101 S. California St.
1929

Four story structure built in 1929 for the Masonic Temple. Arched windows are reminiscent of Mission Revival architecture.

Original cost estimated at \$225,000. In 1940 the building was used as the Ventura City Hall.



140 Ann Street
1887



Two story residence with elements of Queen Anne and Victorian architecture. Owner in 1928 was Dora Tico. The house was repaired and reconditioned for apartments in 1936.

Elizabeth Bard
Memorial Hospital
121 Fir Street
1912



An excellent example of Mission Revival architecture, with belltower capped with tile, balcony, first floor patio created by a series of arches, and scalloped parapet roof. The structure is situated on a hill and is a prominent visual landmark of the City.

Landmark No. 19

87 Chestnut Street
1916

One story bungalow with gable roof and prominent dormer. Exterior is built of wood siding. Owner in 1928 was Robert Krull.





Peirano House
SW Corner Santa
Clara & Figueroa
1897

The Peirano family lived here between 1897 and 1976. This Queen Anne styled house has spool spindle decorations on the porch, fish scale shingles on the gable and sculptured chimney.

Landmark No. 33



Stacy-Judd Building
101 Laurel
1927
Robert Stacy-Judd

The church exhibits characteristics of Art Deco which were influenced by the architect's study of Mayan architecture. The steeply angular and stepped tower dominates the face. The stepped parapet wall carries through the geometric linear pattern.

Landmark No. 17



Franz Home
31 N. Oak
1878

Italianate house is distinctive for its widow's watch, pitched pediment over the windows and doors and bracket and dentil cornice.

Landmark No. 21



84 N. Palm
ca. 1905

Craftsman bungalow, one story with full basement; gable and shingle roof.



167 Palm
ca. 1928

Mission revival; two stories; flat tile roof made of poured concrete.



132-134 Palm
ca. 1915

Wood bungalow with concrete piers foundation; hood on brackets above front window.

**avenue
community**



563 Ventura Avenue
ca. 1888

Lovely restored Victorian; fish scale pattern and decorated barge board; hooded windows with pattern repeated. Leaded glass front window.



573 Ventura Avenue
ca. 1918

California bungalow; mixture of wood shingles and natural stone; low hanging roof with exposed beams and rafters; natural stone chimney.

Mission and Ventura
Avenues
Erected 1937

Rodriguez Tract Monument;
Mission Revival Style



604 Ventura Avenue
ca. 1921

Two-story bungalow in bay
region style; stained clap-
board with enclosed ver-
anda.



600-612 Ventura Ave.
ca. 1926

Three-story brick Mission
Revival with barrel tile
roof; Casa de Anza faint-
ly painted on side; arched
areas over side windows;
tower; quoins at building
corners.





1202 Ventura Avenue
ca. 1926

Mission revival; poured concrete with mansard front barrel roof; arched windows; molded arch doorway with decorative column supports.

1785 Ventura Avenue
ca. 1880

Queen Anne style Victorian with gazebo attached to front of house; heavy use of patterns upon patterns and different shaped windows. Spindle and spools used extensively on veranda.



2025 N. Ventura
ca. 1900

This large, two-story structure repeats the hip roof design in the enclosed entry way and second floor. A northern addition has been constructed. The windows are accented by simple box like lintils.



396 Ventura Avenue
ca. 1928

Mission revival with lovely arcade effect at corner; mansard front with barrel tile.



553 Ventura Avenue
ca. 1926

Mission revival; poured concrete with stamped designs on the wall surface.





696 Ventura Avenue
1926

Built as a store then remodeled in 1927. Numerous art deco features including stepped portico, geometric design on roof edge, inversely stepped door sills and geometric buttresses.



1073 Ventura Avenue
ca. 1890

Victorian with dormers and decorative bargeboard; leaded glass window in transom.



1240-1252-1256 Ventura Avenue
ca. 1929

Mission revival with decorative wrought iron balconies; casement windows on second floor; mansard front roof with Spanish tile; appears that original arcade was cemented over.

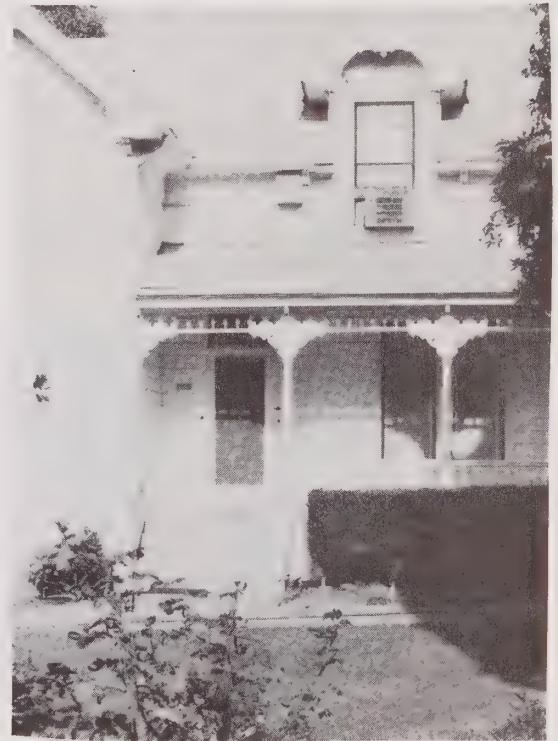


1460 Ventura Avenue
ca. 1925

Mission Revival style with barrel tile roof; stucco facing; sculptured ornament at entry.

2453 Ventura Avenue
ca. 1890

Rodriguez de Poli home. Victorian two story with fish scale barge boards and dormers; spindle and spool detail with fan brackets on porch.



2604 N. Ventura Avenue
Ca. 1921

Two-story bungalow in Bay Region style. Stained clapboard with enclosed veranda.



2777 Ventura Avenue
Ca. 1900

Victorian with strong colonial revival tones; two story clapboard with shutters and monumental pediment above door. Structure has undergone numerous changes.

2647 Ventura Avenue
ca. 1928

Avenue School. Mission Revival; low tiled roof supported by unfluted columns; grill work on windows; bas-relief design on wall surface. Poured concrete construction.





2323 Ventura Avenue
ca. 1928

Single story clapboard vernacular house with dormer.

140 West Harrison
ca. 1925

Mission revival apartments;
two-story with mansard roof
with pent roof above door-
ways; Spanish tile.



399 West Center St.
ca. 1900

Victorian Church; abbrevi-
ated steeple with tower at
side; high gable combined
with flat roof; clapboard
triangular pediments above
door and window.



52 West Mission
ca. 1905

Victorian cottage; bay window with gable hip roof. Owner was E. Hartman.

186 Mission
ca. 1880

Single story Victorian with very busy surface; offset gable roof and covered veranda; bay window with sash. Interesting detail on window pediment including boxed cornice with ornate brackets and frieze; corner fan brackets above windows with repeated design in peak of pediment.





128 West Mission
ca. 1880

Victorian; high hip gable
roof; clapboard; little
decorative trim.



49 Park Row
ca. 1885

Victorian; high gabled
with a closed veranda.
Interesting detail un-
der eaves.



125 Park Row
ca. 1890

Queen Anne Victorian
with stained glass on
porch; ornate porch
columns; boxed cor-
nice with decorative
frieze on porch win-
dows; numerous beveled
glass oval windows.
Foundation work done
in 1947.

267 West Park Row
ca. 1892

Two-story shingled house
with gables and slightly
offset bellcast hips.



283 East Vince
ca. 1929

Mission Revival with mold-
ed arch treatment on door
and windows; red tile
roof; stucco walls



166 East Vince
ca. 1910

Victorian cottage; heav-
ily decorated pediment; at-
tractive frieze, brackets,
and decorative knobs. Se-
mi-elliptical windows in
gable; hips on top of hips;
bay window.



62 West Bell
ca. 1890

Victoria Gothic Revival/Eastlake Style. Gabled bays with colored glass panels in window; shed roof on porch; stick work on porch.



41 West Bell
ca. 1890

Victorian with second empire overtones; noteworthy for variety of shingle patterns and pitch of the French roof. Mansard gabled dormers with carved detail; double doors with arched windows; small porch with heavy turned posts and decorative brackets and porch frieze.

386 E. Franklin
Ca. 1890

Victorian Queen Anne;
massive use of patterns
upon patterns on a small
house. Tower and dormer;
stained glass semi-cir-
cular patterned window.
Tower has boxed cornice
and detailed frieze;
small round window can
be seen on the right.



111 E. Franklin
ca. 1900

Victorian with center
gabled roof; fish scale
patterns on front gable;
decorative brackets
above recessed windows;
side veranda with de-
corative frieze.





652 Cedar Street
ca. 1926

Mission Revival bungalow.



652 Cedar Place
ca. 1925

Mission Revival bungalow;
tiled roof parapet; arched
recess entry.

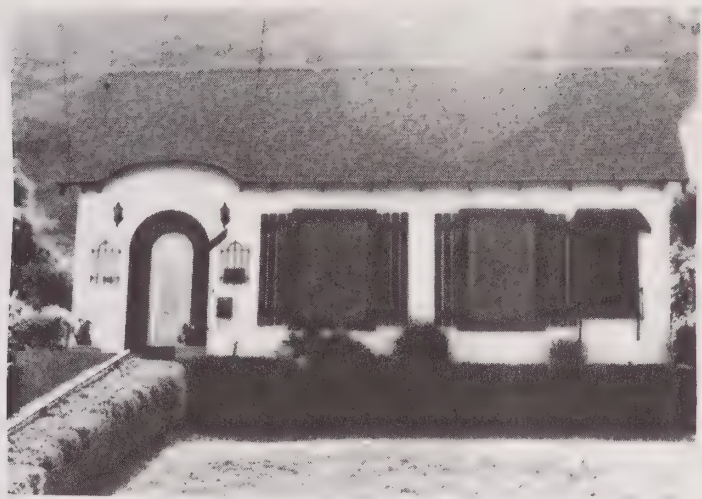


666 Cedar
ca. 1926

Mission Revival bungalow;
Spanish tile roof.

676 Cedar
ca. 1923

Mission Revival bungalow
with low gable roof and
slight hood over entry
way.



686 Cedar
ca. 1925

Mission revival bungalow;
Mission Revival parapet;
pent roof at top of front
windows with tile.



688 Cedar
ca. 1925

Mission Revival bungalow;
poured concrete; tile
roof; interesting Moorish
design above windows with
entry way and arch to
side repeating the design.





700 Cedar
ca. 1926

Mission Revival bungalow;
flat roof; poured concrete;
tiled pent roof on porch
entry-way.



716 Cedar
ca. 1923

Mission Revival bungalow;
poured concrete with
stamped concrete design
above door. Stepped cor-
bel at entry-way; inter-
esting parapet design.

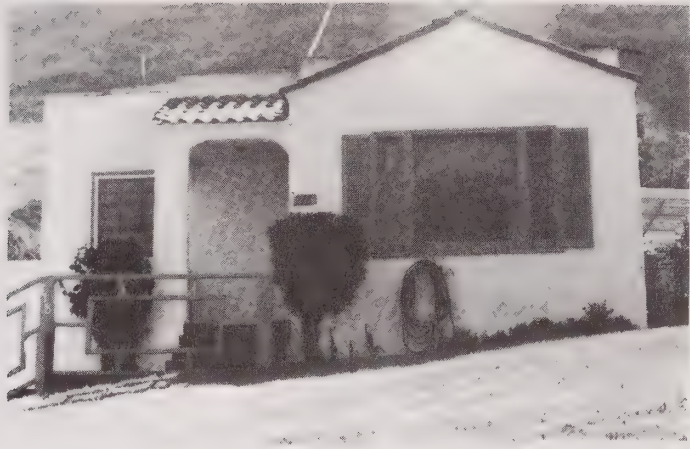


702 West Cedar
ca. 1925

Mission revival bungalow.

718 Cedar Place
ca. 1925

Mission Revival bungalow.



735 Cedar Place
ca. 1925

Mission Revival Bungalow;
gable front porch with
tile roof; decorative
arches.



746 Cedar
ca. 1928

Bungalow with English
cottage overtones;
poured concrete with
applied wood in Eng-
lish Tudor style; ga-
bled roof; arched
brick porch; shingle
roof.





2717 Ventura Avenue
ca. 1890

Multi-gables provide elements of Queen Anne architecture for the original house of E.P. Foster. In 1910, the colonial facade was added when the house was expanded.



2717 Ventura Avenue
(rear of property)
ca. 1870

Original board and batten house built for the E.P. Foster family. Single frame construction.



1034 Cameron
Unknown

This house is distinctive for its cobble and rock exterior which gives it the mountain cabin appearance.

83 W. Park Row
Ca. 1900

Box-like one-story
Italianate style re-
sidence. Of note are
the brackets at the
cornice.



183 W. Park Row
Ca. 1900

L-shaped gabled roof re-
sidence with double hung
windows. At rear is a
typical house addition
for a kitchen or utility
room.



105 Harrison
Ca. 1890

Small clapboard residence
with hip roof and bay win-
dow. Delicate posts sup-
port roof.



89 El Medio Street
Ca. 1900

Good example of Classic
style residence. Peaked,
centered roof line draws
attention to the center
door and equally balanced
window placement.



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